

## **Questions about the Sewer Project – Part 1**

1. Who will supervise the construction and be sure the yards are returned to their previous state? **The contract with Williamson County's contractor for the County project will provide that yards are returned to as good or better condition. Williamson County, as project owner, will oversee construction through SSR as engineer.**
2. Who will be the contact person should problems occur or followup is needed? **Williamson County is currently in contract negotiations with Lynwood Utility Company. The negotiations include items related to this question. Regardless of the outcome, once the project is completed, a contact will be identified.**
3. Will a certificate of ownership for the sewer tap be provided when purchased? Will there be one issued even if not used at the time? **According to Lynwood Utility Company, a tap may not be purchased unless a sewer connection is made.**
4. Who covers the liability if any injuries occur on the homeowner's property caused by the construction? **The contractor will be required to carry their own liability policy to cover construction activities.**
5. What assurance is there that the homeowner's property, including landscaping, will be returned to the pre-construction state? **Please see answer to item 1. Any work performed by the homeowner's plumbing contractor and any damage to the homeowner's property as a result of the homeowner's plumbing contractor will be solely the responsibility of the plumbing contractor and the homeowner.**
6. Will compacted dirt be used instead of loose dirt to prevent "sinking in"? **Williamson County's contractor will be required to ensure that the finished grade matches the surrounding ground elevations. This might include requiring them to return and add dirt where necessary.**
7. If damage occurs to the septic tank field lines will the contractor be responsible for the repair or a discount given to connect to the sewer tap? **The County does not own nor operate the Lynwood sewer system, and so is not able to "discount" any fees or charges. The contractor will be responsible for locating existing septic lines and staying away from them.**
8. Will a pump be required for each septic line or can one pump be used if a home has two lines/systems? **One grinder pump per service line to the street.**
9. We are concerned about the traffic on Cotton Lane on a good day, even without the construction in progress. Are there any plans to widen Cotton Lane? **Not at this time.**

## **Questions about the Sewer Project – Part 2**

1. If easement is not granted, what will that do for the project? **At this time, the County has not appropriate money for the acquisition of easements, in an effort to keep costs of the project down. At this time, the County has also had not discussions related to its authority to acquire the easements through eminent domain. Without this appropriation and without authorization from the County Commission to acquire the easements by eminent domain, the project cannot be completed without the required easements.**
2. How can they sell the tap to someone else if you don't choose to tap in the beginning? **Lynwood Utility Company is required to reserve a certain amount of gallons per day by the Tennessee Department of Environment and Conservation through its Operating Permit. While these reserve gallons are currently in Lynwood's permit, the Company may petition TDEC to reduce those reserve gallons once the property owners for whom these gallons are reserved have had adequate time to tap onto the sewer system.**
3. Will the yards that are destroyed by the laying of the pipes be put back as they were found? **The contract will provide that yards are returned to as good or better condition. Williamson County, as project owner, will oversee construction through SSR as engineer.**
4. What is going to happen if Lynwood is purchased by Franklin, and how will that affect the homeowners in this area? **In the event that the City of Franklin purchases Lynwood Utility Company, Franklin will serve as the sewer provider and Franklin's sewer utility rates will apply including any tap fees, rather than Lynwood.**
5. How do we know that Lynwood will be able to handle the 400 oddhouses that are planning to be added to their system? **The homes designated in this Grassland Sewer Study area were determine based upon the reserve gallons as discussed in question 2 above.**
6. Some people in Cottonwood have \$80.00 sewer bills. How can we be assured that our sewer bills will not be that high? **The sewer rates that Lynwood charges are approved by the Tennessee Regulatory Authority.**
7. How will they decide how much to charge? **Please see the response to Question 6 above.**
8. If a homeowner has more than one lot, but only one house, how will they be charged? Will they be charged by the lot or just the house? **The homeowner will be charged by the house.**
9. Why does the septic tank have to be destroyed? **Once the septic system is abandoned, for health and safety reasons, the tanks are to be pumped of the contents and either crushed, removed or filled with gravel.**
10. Why is the pipe just 1 ¾ inches, why not bigger? **The pipe size ranges from 1 ¼ to 4 inches, depending upon where in the system it is. The grinder pump is sufficient to handle any solids and is sized to accommodate a system with these size pipes.**
11. Why is it costing us so much when Brentwood has had theirs done for \$6,000.00? **We are unable to comment on how Brentwood establishes its sewer fees. The County is charging back the costs of installing the main sewer trunk line. Lynwood is charging the tap fee and the sewer user rates. The additional cost is the cost of installing a grinder pump at each property and for the bypass of**

**the septic system. This cost will be paid to each property owner's chosen plumbing contractor. Each system is different, especially given a retrofit condition such as this.**

12. According to the figures given out in the last information sheet, the cost could be between \$11,639, and \$14,639. Why can't the County subsidize this like Brentwood does? Even if they did it for everyone, they would still come out ahead by helping the widows and single mothers and fathers who can't afford this kind of money. **The County Commission authorized the issuance of bonds in the amount of \$1.7 Million dollars provided that each homeowner shall be charged a monthly amount that will reflect the principal and interest of the cost of the installation amortized over a twenty year payoff. It is estimated that the payment per homeowner for the County's portion will be \$25 a month for 20 years or if paid upfront, \$3,690.00. Again, this does not include the tap fees and sewer user fees charged by Lynwood nor does it include the cost to connect to the sewer system that each homeowners will pay to their chosen plumbing contractor.**
13. Is there any way some Grant Money could be obtained for this project. **The County is not aware of any grants available for this project.**
14. Has it been proposed that we Grassland homeowners get a similar break that the Nashville Sounds and Nissan just received-*a portion of our property tax be designated to directly pay for the sewer project?* **Will be addressed at the April 4 public meeting.**
15. Most of the properties have been on the tax rolls for 30-40 years, many by the same owners for all that time. How many schools, libraries, rec centers, county office buildings, personnel pay raises etc have we helped fund? How much more is planned? Bring it on! Most of us have enjoyed the quality life and economic benefit we have received and certainly want it to continue. We tend to like Spring Hill, Thompson Station, College Grove, gated communities, connector roads and multimillion dollar developments and other projects our property tax dollars help support, but why couldn't *a portion of our property tax dollars go toward the infrastructure improvements in own back yards?* **Please see the response to Question 12 above.**
16. My question about the sewage would be costs. I did receive a letter regarding acquiring an easement. My intent is to sign, and bring it to the April meeting. I want to hear all the details first. However, I do have concerns about how much this is going to cost the homeowners. I am a single mother, and do not have a lot of money to invest in this project. Are they going to have financing available, approx. how much to tap on to the sewage etc. Do you know if these issues will be addressed at the meeting? **Please see the response to Question 12 above.**
17. At one time, many months ago when this project was first presented to us residents, the county said it would offer interest-free loans to assist homeowners with the financial burden it is placing on each of us. However, last I read in the paper that assistance was thrown out the window. Are we going to be responsible for securing financing for the \$12-15,000 cost ourselves? **Please see the response to Question 12 above.**

### **Questions about the Sewer Project – Part 3**

1. I thought I read/heard the sewer lines were going to be installed on the opposite side of the road as the water lines. Is this correct? **As a rule, the sewer force main will be installed on the opposite side of the street from the water line. If, for some reason, the contractor is required to install the sewer on the same side of the street as the water line, then a ten-foot distance from the water line must be observed.**
2. What is the timeframe for our subdivision - when will they begin and how long to they anticipate the project in our subdivision to take (yards being torn up, etc.)? **The entire project should take 15 to 18 months to complete. The contractor would not be in any one subdivision that long. The contractor will be responsible for his own scheduling of the work. Generally, the contractor should be able to install the pipe and services in any given block within 2 to 3 weeks time.**
3. We are planning to do some landscaping this year. Generally, how far into the yard will they have to dig - through the side and part of the back yard? Can someone send us details on what part of the yard is needed for the easement? **The temporary easements extend 20 feet into the yards from the right-of-way. Exhibits will be set up at the Tuesday night meeting showing the easement limits and the location of the lines.**
4. Will the septic tanks be removed? **At the time the homeowner decides to connect to the system, part of the work done by the homeowner's plumber will be to abandon the existing septic tank. The tank should not have to be removed, but abandoned in place.**
5. Will we be notified if a they are planning to remove a tree in case we want to transplant it? **If it becomes necessary to remove a tree in order to install the force main under this project, the homeowner will be notified.**
6. Will they repair the yard with sod? **At this time, yards will be restored by planting grass seed and placing straw over the seed to protect the area as the seed germinates.**
7. The price is extremely high. Why? It's hard to believe that we are going to have to pay between 7 - 9% of what our property is worth for this sewage system. **Please see answers to previous questions. The cost to the homeowner for this project is a one-time cost of \$3,690.00 or \$25 per month over 20 years.**
8. When something goes wrong with the sewage system, who do we contact? Who is responsible for the cost of the repairs? **The homeowner is responsible for the installation and maintenance of the grinder pump at his home up to the point where the sewage enters the trunk line ( near the property line).**
9. Is the county going to assist homeowners in finding low-interest loans? **Will be addressed at the April 4 meeting.**